



City of Rockville

MEMORANDUM

November 3, 2009

TO: Mayor and Council

FROM: Planning Commission - Members Present: Commissioners Medearis, Hill, Tyner, Johnson and Wiener

SUBJECT: Project Plan Application PJT2009-00001 - Kol Shalom Synagogue, 9104, 9110 and 9150 Darnestown Road, Rockville, Maryland 20850

At their October 14, 2009 meeting, the Planning Commission reviewed the subject Project Plan application in order to make a recommendation to the Mayor and Council. The property is comprised of three parcels totaling 4.812 acres. Development on the site will be limited to a one-story, 30,379 square foot place of worship, a synagogue.

The applicant will be placing a sidewalk in front of their property but a recommendation, made by the Department of Public Works, would also require the applicant to extend the sidewalk from the subject property east to Dav Road. Discussion centered around the premise that the extension of the sidewalk was a financial burden in terms of the scope of the project and whether there is a need for the sidewalk in front of the applicant's property if the extension is not built. The Planning Commission found the sidewalk extension to be an undue financial burden to conditionally place upon the project and voted to recommend approval of the project without Transportation Condition #4 requiring the sidewalk extension.

The motion, as unanimously approved by the Planning Commission, is as follows:

Commissioner Tyner, seconded by Commissioner Johnson, made a motion to recommend approval, including all staff recommended conditions, except for Transportation Condition #4. The Commission recommends that the Mayor and Council explore alternative funding for the extension of a sidewalk east of the subject property to Dav Road, including asking Montgomery County to fund it. The Commission also recommends that the Mayor and Council ask staff to explore alternatives to constructing the sidewalk across the Kol Shalom property frontage as part of the initial buildout of the project so that it may be constructed as part of a coherent sidewalk implementation. Such alternatives may include escrowing the funds.